

Appraised Value June 8, 2015: \$185,000
DND Program: REMS – Land Disposition
RFP Issuance Date: January 18, 2016

VOTE 3
Robert Jones

CONVEYANCE TO HUB DEVELOPMENT, LLC: Vacant land located at 98 Willowwood Street, 20 Theodore Street, 18 and 22 Hildreth Street, Dorchester, Massachusetts.

Purchase Price
\$400

Ward: 14
Parcel Numbers: 03595000, 03482000, 03453000 and 03452000
Square Feet: 19,856 (total)
Use: New Construction- Housing
Estimated Total Development Cost: \$2,080,366
Assessed Value Fiscal Year 2015: \$158,500 (total)
Appraised Value February 3, 2016: \$300,000 (total)
DND Program: Middle Income Housing Initiative
RFP Issuance Date: 07/14/2016

VOTE 4
Ryan Lundergan

CONVEYANCE TO OXBOW URBAN LLC: Vacant land located at 19 Edson Street, 15 Whitman Street, 53 Wentworth Street, 42 Peacevale Road, 50 Peacevale Road, 54 Edson Street, 56R Edson Street and 30 Milton Street, Dorchester, Massachusetts.

Purchase Price
\$900

Ward: 17
Parcel Numbers : 01880000, 01820000, 01701000, 01860000, 01859000, 01795000, 01794000, and 01895000
Square Feet: 39,335 (total)
Use: New Construction- Housing
Estimated Total Development Cost: \$4,144,909
Assessed Value Fiscal Year 2015: \$482,400 (total)
Appraised Value March 20, 2016: \$490,000 (total)
DND Program: Middle Income Housing Initiative
RFP Issuance Date: 11/02/2015

VOTE 5
David West

AMENDMENT TO THE VOTE OF NOVEMBER 19, 2015 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 36 TO 48 MONTHS TO SEBASTIAN MARISCAL STUDIO, INC.: Vacant land located at 778, 780, 782, 784, 788, 790, 792, 794, 796 Parker Street, and 77 Terrace Street, Roxbury, Massachusetts.

Time Extension

- 1) TD – 11/07/2013 through 11/07/2014 = 12 months
- 2) TD for an additional 12 months 11/07/2014 through 11/07/2015 = 24 months
- 3) TD for an additional 12 months 11/07/2015 through 11/07/16 = 36 months

4) TD for an additional 12 months 11/07/2016 through 11/07/17 = 48 months

TD total time is 48 months

Ward: 10
Parcel Numbers: 00437000, 00436000, 004365000,
00434000, 00433000, 00432000, 00431000, 00430000,
00429000, 00428000 and 00396000
Square Feet: 57,757 (total)
Use: New Construction – Housing
Estimated Total Development Cost: \$20,562,724 (total)
Assessed Value Fiscal Year 2012: \$934,700 (total)
Appraised Value October 10, 2012: \$990,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: 03/08/2013

VOTE 6
Tom Gannon

AMENDMENT TO THE VOTE OF AUGUST 20, 2015: TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 48 TO 60 MONTHS TO THE COMMUNITY BUILDERS, INC.: Vacant land located at 1-8 Quincy Terrace, 281A, 287-293, 295-297, 299, 309-309B Blue Hill Avenue and 46 and 48 Holborn Street, Dorchester, Massachusetts.

Time
Extension

- 1) TD – 08/09/2012 through 08/09/2013 = 12 months
- 2) TD for an additional 12 months 08/09/2013 through 08/09/2014 = 24 months
- 3) TD for an additional 12 months 08/09/2014 through 08/09/2015 = 36 months
- 4) TD for an additional 12 months 08/09/2015 through 08/09/2016 = 48 months
- 5) TD for an additional 12 months 08/09/2016 through 08/09/2017 = 60 months

TD total time is 60 months

Ward: 12
Parcel Numbers: 02882000, 02883000, 02884000,
02885000, 02885001, 0888000, 02891000 and 02890000
Square Feet: 30,976 (total)
Use: Mixed Use
Estimated Total Development Cost: \$16,346,082 (total)
Assessed Value Fiscal Year 2016: \$302,200 (total)
Appraised Value August 11, 2016: \$540,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: 03/08/2013

VOTE 7
Tom McKay

CONVEYANCE TO JDNP DEVELOPMENT, LLC: Vacant land located at 22-24, 26, 30-34, 38-40 Vine Street, 24-26 Forest Street, 72 and 21 Mt. Pleasant Avenue, Roxbury, Massachusetts.

Purchase
Price
\$700

Ward: 08
Parcel Numbers: 02698000, 02697000, 02776000,
02775000, 02638001, 02684000, and 02572000
Square Feet: 35,920 (total)
Use: New Construction- Housing
Estimated Total Development Cost: \$4,144,909
Assessed Value Fiscal Year 2015: \$422,900 (total)
Appraised Value April 29, 2016: \$785,000 (total)
DND Program: Middle Income Housing Initiative
RFP Issuance Date: 05/09/2016

VOTE 8
Tom McKay

**TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO
CFHM PROPERTIES LLC:** Vacant land located at 15 Callender Street, 17
Callender Street, 21-23 Callender Street, 25 Callender Street, 27-29 Callender
Street, 10-12 Tucker Street, and 14 Tucker Street, Mattapan, Massachusetts.

**Purchase
Price
\$700**

Ward: 14
Parcel Numbers : 02835000, 02836000, 02836001,
02837000, 02838000, 02949000, and 02948000
Square Feet: 30,735 (total)
Use: New Construction – Housing
Estimated Total Development Cost: \$2,259,407
Assessed Value Fiscal Year 2017: \$205,600 (total)
Appraised Value June 20, 2016: \$660,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: 06/20/2016

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION**

October 5, 2016

VOTE 1: That having duly advertised its intent to sell to Victory Programs, Inc., Massachusetts non-profit corporation located at 965 Massachusetts Avenue, Boston, MA 02118, the land vacant located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
23 Tucker Street	14	02832000	9,189
29 Tucker Street	14	02833000	9,436
1062-1068 Blue Hill Ave	14	03195000	4,500

in the Dorchester District of the City of Boston containing approximately 23,125 total square feet of land, for two consecutive weeks (July 4, 2016 and July 11, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of June 15, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Victory Programs, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Victory Programs, Inc. in consideration of THREE HUNDRED DOLLARS (\$300).

VOTE 2: That Vietnamese-American Initiative for Development, Inc. (VietAID), a Massachusetts non-profit corporation with an address of 42 Charles Street, Suite E, Dorchester, MA 02122 to be tentatively designated as developer of the vacant land located at 191 Bowdoin Street (Ward 15, Parcel Numbers 01294000) in the Dorchester District of the City of Boston, containing approximately 10,778 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Vietnamese-American Initiative for Development, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 3: That having duly advertised its intent to sell to Hub Development, LLC, a Massachusetts limited liability corporation located at 20 Milton Street, Milton, MA 02026, the land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
98 Willowwood Street	14	03595000	4,573
20 Theodore Street	14	03482000	6,000
18 Hildreth Street	14	03453000	4,614
22 Hildreth Street	14	03452000	4,669

in the Dorchester District of the City of Boston containing approximately 19,856 total square feet of land, for two consecutive weeks (February 1, 2016 and February 6, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of December 16, 2015 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Hub Development, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Hub Development, LLC in consideration of FOUR HUNDRED DOLLARS (\$400).

VOTE 4: That having duly advertised its intent to sell to Oxbow Urban LLC, a Massachusetts limited liability corporation located at 75 Arlington Street, Suite 500, Boston, MA 02116, the land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
19 Edson Street	17	01880000	3,601
15 Whitman Street	17	01820000	4,770
53 Wentworth Street	17	01701000	4,002
42 Peacevale Street	17	01860000	8,142
50 Peacevale Street	17	01859000	5,990
54 Edson Street	17	01795000	3,890
56R Edson Street	17	01794000	4,032
30 Milton Avenue	17	01895000	4,908

in the Dorchester District of the City of Boston containing approximately 39,335 total square feet of land, for two consecutive weeks (April 11, 2016 and April 18, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of March 16, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Oxbow Urban LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Oxbow Urban LLC in consideration of NINE HUNDRED DOLLARS (\$900).

VOTE 5: That the vote of this Commission at its meeting on November 7, 2013 and, thereafter, amended by votes on November 5, 2014 and November 19, 2015, regarding the tentative designation and intent to sell the vacant land located at:

ADDRESS	WARD	PARCEL	SQUARE FEET
778 Parker Street	10	00437000	2,174
780 Parker Street	10	00436000	2,200
782 Parker Street	10	00435000	2,204
784 Parker Street	10	00434000	2,394
786 Parker Street	10	00433000	2,577
788 Parker Street	10	00432000	2,901
790 Parker Street	10	00431000	2,926
792 Parker Street	10	00430000	3,817
794 Parker Street	10	00429000	5,526
796 Parker Street	10	00428000	2,738
77 Terrace Street	10	00396000	28,300

in the Jamaica Plain District of the City of Boston containing approximately 57,757 total square feet of land to Sebastian Mariscal Studio, Inc.;

be, and the latter vote hereby is, amended as follows:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

VOTE 6: That the vote of this Commission at its meeting on August 9, 2012 and, thereafter, amended by votes on August 1, 2013, August 6, 2014, and August 20, 2015 regarding the tentative designation and intent to sell the vacant land located at:

ADDRESS	WARD	PARCEL	SQUARE FEET
1-8 Quincy Terrace	12	02882000	10,380
281A Blue Hill Avenue	12	02883000	3,534
287-293 Blue Hill Avenue	12	02884000	3,619
295-297 Blue Hill Avenue	12	02885000	1,661
299 Blue Hill Avenue	12	02885001	2,690
309-309B Blue Hill Avenue	12	02888000	3,432
46 Holborn Street	12	02891000	3,780
48 Holborn Street	12	02890000	1,880

in the Dorchester District of the City of Boston containing approximately 30,796 total square feet to The Community Builders, Inc.;

be, and the latter vote hereby is, amended as follows:

By deleting the figure and word: “48 months” and substituting in place thereof the following figure and word: “60 months” wherever such may appear.

VOTE 7: That having duly advertised its intent to sell to JDNP Development LLC, a Massachusetts limited liability company located at 1582 Dorchester Avenue, Dorchester, MA 02122, the land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
22-24 Vine Street	8	02698000	2,531
26 Vine Street	8	02697000	1,527
30-34 Vine Street	8	02776000	6,075
38-40 Vine Street	8	02775000	4,425
24-26 Forest Street	8	02638001	4,228
72 Mt. Pleasant Avenue	8	02684000	7,174
21 Mt. Pleasant Avenue	8	02572000	9,960

in the Roxbury District of the City of Boston containing approximately 35,920 square feet of land, for two consecutive weeks (September 26, 2016 and October 5, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of August 18, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to JDNP Development LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to JDNP Development LLC in consideration of SEVEN HUNDRED DOLLARS (\$700).

VOTE 8: That CFHM Properties LLC, a Massachusetts limited liability company located at 16 Rustlewood Road, West Roxbury, MA 02132 to be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
15 Callender Street	14	02835000	4,064
17 Callender Street	14	02836000	4,072
21-23 Callender Street	14	02836001	4,080
25 Callender Street	14	02837000	4,106
27-29 Callender Street	14	02838000	5,166
10-12 Tucker Street	14	02949000	5,798
14 Tucker Street	14	02948000	3,449

in the Mattapan District of the City of Boston containing approximately 30,735 square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to CFHM Properties LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

PLEASE POST

September 30, 2016

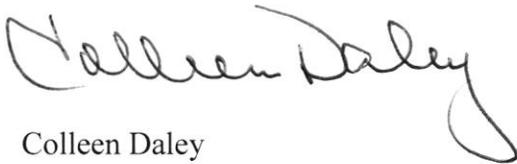
Maureen Feeney, City Clerk
Boston City Hall
One City Hall Square, Room 601
Boston, MA 02201-2014

RE: Public Facilities Commission Meetings

Dear Ms. Feeney:

In accordance with the provisions of G.L. c. 30A, section 20(b) notice is hereby given that there will be a Public Facilities Commission Meeting held on **Wednesday, October 5, 2016 at 11:00 a.m.** at 26 Court Street, 11th Floor, Department of Neighborhood Development, Conference Room 11A. The Agendas for PFD and DND are attached hereto.

Sincerely,



Colleen Daley
PFC Secretary

Public Facilities Department
26 Court Street, 10 Fl.
Boston, MA 02108
617-635-4826 (phone)
617-635-0558 (fax)

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